143.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,400 / 791,400
					USE VALUE:	791,400 / 791,400
					ASSESSED:	791,400 / 791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWNSEND ANDREW L & MAGGIE S
Owner 2:	
Owner 3:	
Street 1:	59 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WARD JEAN R-RUETERS MARIA -
Owner 2:	-
Street 1:	59 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,468 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5468.000	324,200		467,200	791,400
Total Card	0.126	324,200		467,200	791,400
Total Parcel	0.126	324,200		467,200	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.28 | /Parcel: 439.2

Legal Description

User Acct 93026

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/05/18

!11132!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,100	0	5,468.	467,200	837,300	837,300	Year End Roll	12/18/2019
2019	101	FV	291,500	0	5,468.	438,000	729,500	729,500	Year End Roll	1/3/2019
2018	101	FV	290,800	0	5,468.	362,100	652,900	652,900	Year End Roll	12/20/2017
2017	101	FV	290,800	0	5,468.	332,900	623,700	623,700	Year End Roll	1/3/2017
2016	101	FV	290,800	0	5,468.	303,700	594,500	594,500	Year End	1/4/2016
2015	101	FV	275,900	0	5,468.	297,900	573,800	573,800	Year End Roll	12/11/2014
2014	101	FV	235,100	0	5,468.	276,800	511,900	511,900	Year End Roll	12/16/2013
2013	101	FV	235,100	0	5,468.	263,400	498,500	498,500		12/13/2012

PRINT

Date	Time
12/11/20	01:20:11

LAST REV

Date	Time
07/08/20	10:07:07
danam	
11132	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD JEAN R-RUE	63763-545		6/17/2014		590,000	No	No		
WARD JEAN R-RUE	50817-151		3/3/2008	Family	1	No	No		
	15056-589		6/1/1983		98,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	315	Foundati	21,500	O				
4/10/2017	391	Solar Pa	3,208	C				
8/21/2012	1042	Manual	25,235	C				20 ROOF MOUNTED PV
4/4/2012	318	Re-Roof	5,900					
12/13/1994	659		15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/23/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5468		Sq. Ft.	Site		0	80.	1.07	9									467,234						467,200	

Total AC/HA: 0.12553 | Total SF/SM: 5468 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 467,234 | Spl Credit | Total: 467,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	95129
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398267
Depreciation:	74078
Depreciated Total:	324189

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

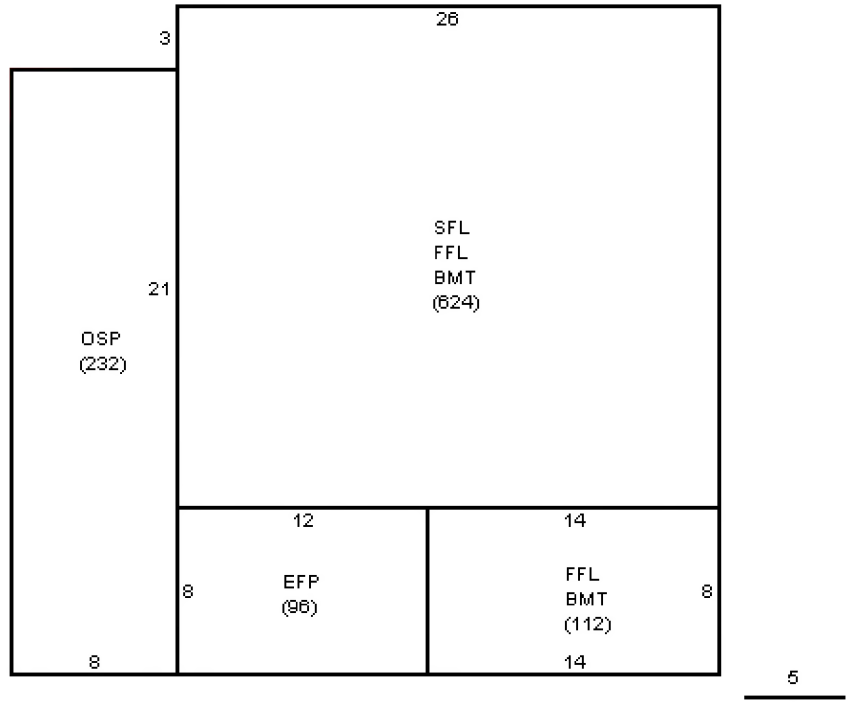
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	133.75
Final Total:	324200	Val/Su SzAd	238.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	736	75.570	55,621
FFL	First Floor	736	173.730	127,864
SFL	Second Floor	624	173.730	108,406
OSP	Screen Porch	232	25.710	5,965
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,424			Total:	303,138
Size Ad	1360	Gross Are	2424	FinArea	1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	